

ORDINANCE NO. 845

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT NO. 3 TO PLANNED DEVELOPMENT DISTRICT FOR HOUSING DEVELOPMENT FOR MF-2 (MULTIPLE FAMILY RESIDENCE DISTRICT-2 USES), SAID AREA BEING DESCRIBED AS FOLLOWS, TO-WIT: BEING A TRACT OF LAND SITUATED IN THE ROBERT J. WEST SURVEY, ABSTRACT NO. 1576, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST LINE OF DENNIS ROAD (A 80 FT. R.O.W.), SAID POINT BEING N. 40°00' E., A DISTANCE OF 200.00 FEET FROM THE NORTHEAST LINE OF JOSEY LANE, (A 100 FT. R.O.W.) A POINT FOR CORNER; THENCE N. 50° 00' W., LEAVING THE SAID NORTHWEST LINE OF DENNIS ROAD, A DISTANCE OF 600.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50° 00' AND A RADIUS OF 500.58 FEET AND A TANGENT OF 233.42 FEET, A POINT FOR CORNER; THENCE, ALONG SAID CURVE, A DISTANCE OF 436.84 FEET TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE NORTH, A DISTANCE OF 84.20 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING UTILITY EASEMENT A POINT FOR CORNER; THENCE ALONG THE SAID SOUTH LINE OF AN EXISTING UTILITY EASEMENT THE FOLLOWING: EAST, A DISTANCE OF 334.20 FEET TO A POINT FOR CORNER; NORTH, A DISTANCE OF 55.00 FEET TO A POINT FOR CORNER; EAST, A DISTANCE OF 262.00 FEET TO A POINT FOR CORNER; SOUTH, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER; EAST, A DISTANCE OF 195.00 FEET TO A POINT FOR CORNER; NORTH, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER; EAST, A DISTANCE OF 571.79 FEET TO A POINT ON THE SAID NORTH WEST LINE OF DENNIS ROAD, SAID POINT BEING IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15° 38' 19", AND A RADIUS OF 784.24 FEET AND A TANGENT OF 107.70 FEET A POINT FOR CORNER; THENCE, ALONG SAID CURVE, AND ALONG THE SAID NORTHWEST LINE OF DENNIS ROAD, A DISTANCE OF 214.05 FEET TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE, S. 40° 00' W., ALONG THE SAID NORTHWEST LINE OF DENNIS ROAD, A DISTANCE OF

950.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.5536 ACRES OR 721,076 SQUARE FEET OF LAND; AUTHORIZING THE PROPERTY TO BE USED FOR PLANNED APARTMENT DEVELOPMENT PERMITTING MF-2 USES AND STANDARDS, SUBJECT TO APPROVAL OF SITE PLAN, AND PROVIDING FOR CERTAIN SCREENING: PROVIDING CERTAIN CONDITIONS; PROVIDING FOR COMPLIANCE WITH THE PLANNED DEVELOPMENT DISTRICT REGULATIONS CONTAINED IN THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AND EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and State law with reference to the granting of changes of zoning under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said changes in zoning uses should be made; subject to the conditions set out herein; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to change the zoning on the hereinafter described tract of land from Planned Development District No. 3 to Planned Development District for a Housing Development for MF-2 (Multiple Family Residence District-2) uses, said area being described as follows, to-wit:

BEING a tract of land situated in the Robert J. West Survey, Abstract No. 1576, City of Farmers Branch, Dallas County, Texas, and being more particularly described as follows:



BEGINNING at a point on the Northwest line of Dennis Road (a 80 ft. R.O.W.), said point being N. 40° 00' E., a distance of 200.00 feet from the Northeast Line of Josey Lane, (a 100 ft. R.O.W.), a point for corner;

THENCE, N. 50° 00' W., leaving the said Northwest Line of Dennis Road, a distance of 600.00 feet to the beginning of a curve to the right having a central angle of 50° 00' and a radius of 500.58 feet and a tangent of 233.42 feet, a point for corner;

THENCE, along said curve, a distance of 436.84 feet to the end of said curve, a point for corner;

THENCE, North, a distance of 84.20 feet to a point on the South line of an existing utility easement a point for corner;

THENCE, along the said South line of an existing utility easement the following:

East, a distance of 334.20 feet to a point for corner;  
North, a distance of 55.00 feet to a point for corner;  
East, a distance of 262.00 feet to a point for corner;  
South, a distance of 30.00 feet to a point for corner;  
East, a distance of 195.00 feet to a point for corner;  
North, a distance of 30.00 feet to a point for corner;  
East, a distance of 571.79 feet to a point on the said North line of Dennis Road, said point being in a curve to the right having a central angle of 15° 38' 19", and a radius of 784.24 feet and a tangent of 107.70 feet a point for corner;

THENCE, along said curve, and along the said Northwest line of Dennis Road, a distance of 214.05 feet to the end of said curve, a point for corner;

THENCE, S. 40° 00' W., along the said Northwest line of Dennis Road, a distance of 950.00 feet to the place of beginning and containing 16.5536 Acres or 721,076 square feet of land.

SECTION 2. That the change of zoning provided for herein is granted subject to the following special conditions, to-wit:

(1) That the development of the above described tract of land shall be governed by the special conditions contained herein and the regulations relating to Planned Development Districts contained in Article VIII of the Comprehensive Zoning Ordinance of the City of Farmers Branch.

(2) Provisions of Section 8-502 of the Comprehensive Zoning Ordinance shall be complied with by the filing of a comprehensive site plan for the development prior to the issuance of any building permit.

(3) A structural masonry screening wall 8 ft. in height shall be constructed adjacent to all properties zoned for retail purposes; the design of which shall be approved by

the Public Works Department.

(4) A structural masonry screening wall 8 ft. in height shall be constructed along the right-of-way of Dennis Lane, uninterrupted except for approved drive entrances and exits. The developer shall submit the wall design and wall plan to the Public Works Department for approval prior to construction of the wall.

(5) The exterior walls of all apartment units shall be of a "low-profile" design incorporating a sloped mansard roof as the exterior wall of the second story, with a maximum building height of nineteen (19) ft., excluding heating and air conditioning requirements, vent stacks, and other appurtenances.

(6) The property must be platted in accordance with the procedures outlined in the subdivision ordinance of the city, and all public improvements of streets, water lines, sanitary sewer and storm drainage which may be necessary shall be constructed in accordance with said rules and regulations contained in the subdivision ordinance.

(7) Prior to the beginning of any construction of any portion of the area zoned for MF-2 purposes, a site plan shall be submitted to the Public Works Department which shall show all proposed improvements. The Public Works Department shall review the site plan and upon determination that all aspects and all regulations of all applicable ordinances, including this ordinance, have been satisfied, shall approve the site plan.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the



SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by this ordinance granting a Planned Development District zoning for a Housing Development for a Planned Apartment Development permitting MF-2 uses and standards and subject to the special conditions contained herein.

SECTION 6. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

APPROVED:

DULY RECORDED:

Bob Ann Peris  
CITY SECRETARY